

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Redevelopment Agency of the City of Placentia

Successor Agency to the Former  
Redevelopment Agency: City of Placentia

Entity Assuming the Housing Functions  
of the former Redevelopment Agency: City of Placentia

Entity Assuming the Housing Functions  
Contact Name: Ken Domer Title Assistant City Administrator Phone (714) 993-8242 E-Mail Address [kdomer@placentia.org](mailto:kdomer@placentia.org)

Entity Assuming the Housing Functions  
Contact Name: \_\_\_\_\_ Title \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<b>X</b>
Exhibit B- Personal Property	<b>X</b>
Exhibit C - Low-Mod Encumbrances	
Exhibit D - Loans/Grants Receivables	<b>X</b>
Exhibit E - Rents/Operations	
Exhibit F- Rents	<b>X</b>
Exhibit G - Deferrals	

Prepared By: **Ken Domer**

Date Prepared: **7/30/2012**

Exhibit A - Real Property

**City of Placentia**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Single Family Housing	339-061-10 (229 Alta)	\$425,000	6,490	6,490	yes	CRL	2/1/2012	all	N/A	N/A	9/6/2005	Fee owner
2	Vacant SFR Property	339-391-14 (314 Baker)	\$460,000	6,360	6,360	yes	CRL	2/1/2012	all	N/A	N/A	5/11/2006	Fee owner
3	Vacant SFR Property	339-392-19 (323 Baker)	\$415,000	6,500	6,500	yes	CRL	2/1/2012	all	N/A	N/A	5/16/2006	Fee owner
4	Single Family Housing	339-392-05 (336 Santa Fe)	\$161,760	2,500	2,500	yes	CRL	2/1/2012	all	N/A	N/A	2/27/2009	Fee owner
5	Vacant SFR Property	346-181-35 (1617 Oak)	see # 7	2,016	2,016	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
6	Vacant SFR Property	346-181-36 (1617 Oak)	see # 7	3,876	3,876	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
7	Vacant SFR Property	346-181-05 (1616 Atwood)	\$250,884	2,923	2,923	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
8	Vacant SFR Property	346-181-06 (1616 Atwood)	see # 7	1,994	1,994	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
9	Vacant SFR Property	346-181-07 (1616 Atwood)	see # 7	1,994	1,994	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
10	Vacant SFR Property	346-181-30 (1616 Atwood)	see # 7	2,073	2,073	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
11	Vacant SFR Property	339-364-18 (229 Main St)	\$235,459	5,850	5,850	yes	CRL	2/1/2012	all	N/A	N/A	12/15/2009	Fee owner
12											N/A	12/15/2009	Fee owner
13													
14													
15													
16													
17													
18													
19													
20													

Notes: #7 - the properties listed on items 5-10 are adjoining parcels purchased as one property.  
All items - Date of transfer is enactment of AB 26 1x; however, on May 1, 2012 the City and City acting as Successor Housing Agency reaffirmed the transfer.

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Placentia  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	Files	Various Housing Files	unknown	2/1/2012	n/a	n/a	n/a	n/a
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Placentia  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											

a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Placentia  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	25,000	9/11/1992	Boldman, Alan	FTHB	Yes	9/11/2022	0%	25,000
2	Loan	25,000	5/29/1997	Cooper, Larry & Barbie	FTHB	Yes	5/29/2027	0%	25,000
3	Loan	25,000	7/17/1992	Garcia, Paul & Sonia	FTHB	Yes	7/17/2027	0%	25,000
4	Loan	17,925	8/14/1992	Grodeman, Martha	FTHB	Yes	8/14/2022	0%	17,925
5	Loan	25,000	4/22/1997	Kelly, Rhonda &	FTHB	Yes	4/22/2027	0%	25,000
6	Loan	25,000	11/20/1992	Linden, Dionne	FTHB	Yes	11/20/2022	0%	25,000
7	Loan	18,750	7/24/2001	Lopez, E.	FTHB	Yes	7/24/2031	0%	18,750
8	Loan	18,700	4/15/1997	Miller, Mark & Debbie	FTHB	Yes	4/15/2027	0%	18,700
9	Loan	25,000	8/28/1992	Romero, Robert	FTHB	Yes	8/28/2022	0%	25,000
10	Loan	21,000	9/25/1992	Stratton, Lourene	FTHB	Yes	9/25/2022	0%	21,000
11	Loan	25,000	2/11/1994	Vasquez, Teresa	FTHB	Yes	2/11/2024	0%	25,000
12	Loan	17,250	6/29/2001	Walker, D.	FTHB	Yes	6/29/2031	0%	17,250
13	Loan	45,000	11/14/1995	OCCHC	Rehab	Yes	11/14/2051	0%	42,000
14									
15									
16									
17									
18									
19									
20									

FTHB= First Time Homebuyer program  
OCCHC = Orange County Community Housing Corporation

City of Placentia  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Placentia  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
1	rent	single family res	City	Consensys PM	City	LMIHF	Yes	CRL	1
2	rent	single family res	City	City	City	LMIHF	Yes	CRL	4
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

Consensys PM = Consensys Property Management

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

## Exhibit G - Deferrals

## City of Placentia

**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						